

**Minutes of the Chilton Parish Council Planning Meeting held on Wednesday 18th June
2025 at 8.00pm in the Village Hall**

Present	Mr C Broad	Chairman
	Dr J A Berry	
	Mr A Candelent	
	Mr F Dumbleton	
	Mr J King	
	Mr M Urso-Cale	
	Dr J E Berry	Parish Clerk

1. Apologies for Absence were received from Mr C Clements and Dr M Hansard.
2. Declarations of Interest

Members were asked to declare any personal interest and the nature of the interest which they may have in any of the items under consideration at this meeting.

3. Open Forum
Ten members of the public attended the meeting.
4. Planning Applications discussed:

Chilton Parish Council strongly object to this Permission in Principle application for the following reasons:

1. **Location** - this is a very small plot of land and a significant part of the plot slopes steeply restricting practical use of the land. The 'red line' site boundary shown on the PIP includes some OCC Highways land to form an access and cuts through an existing building that is attached to The Crown pub. It is also noted that when a tree fell down from the edge of the plot and was obstructing Elderfield Crescent, the current owner of the land said it wasn't from his land and other local residents cleared the road.

2. **Land Use** - this plot of land was formally the pub's garden. The current owner (former owner of the pub) split it into a separate plot for sale but it would require a change in use for residential development. Under new ownership the pub is now a thriving community pub and this land could potentially revert to being a community asset.

3. **Proposed Access to the property** - the Council has serious concerns about the proposed access to the property which the PIP plans show on the far right hand side of the plot. Although this the greatest distance from the Elderfield Crescent/South Row junction, it results in difficult and potentially dangerous access for the proposed property, the next door property (1, Fieldside) and vehicles at the junction of Lawson Lane/Fieldside and Elderfield Crescent. Parking in Elderfield Crescent is already difficult as many of the houses do not have off-road parking, hence there are always parked vehicles along this stretch of the road. During busy times at the adjacent Crown pub, additional vehicles park there, resulting in parking on both sides of Elderfield Crescent. This is compounded by the fact that turning

into Elderfield Crescent from South Row is uphill and the road turns to the right, restricting visibility.

4. Access to the site during construction - The sloping nature of the land suggests piling or other major construction techniques would be required to actually build secure foundations for a property. Its location would necessitate access from one of the neighbouring properties but both current landowners are saying they would not permit access from their land.

5. Planned Parking - the plot of land is small and only one off-road parking place could be accommodated. For a 2 bedroom property - this is below the parking standard for a rural location and is unlikely to be sufficient, and nearby on street parking is extremely limited.

6. Environmental concerns - the proposed siting of a residential property adjacent to a pub is not recommended as there will be noise from the pub and future owners could complain.

Action: Parish Clerk to submit comments on the application to the VWH Planning Department as noted above.

The Chairman closed the Meeting at 8:50pm.